

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		BROOKS RD, LINCOLN

OWNERSHIP

Owner 1:	ANTHONY III ARTHUR J
Owner 2:	ANTHONY LARA L
Owner 3:	
Street 1:	35 BROOKS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1308 Type:

PREVIOUS OWNER

Owner 1:	WINSHIP LEE C TR -
Owner 2:	WINSHIP JOYCE L TR -
Street 1:	35 BROOKS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1308

NARRATIVE DESCRIPTION

This parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1960, having primarily CLAPBOARD Exterior and 2807 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,155						1,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.870	605,900	43,200	799,600	1,448,700
Total Card 1.870 605,900 43,200 799,600 1,448,700					
Total Parcel 1.870 605,900 43,200 799,600 1,448,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 516.10		/Parcel: 516.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	573,200	40300	1.87	776,400	1,389,900		Year End Roll	12/2/2024
2024	101	FV	565,700	40300	1.87	761,000	1,367,000		Year end	11/9/2023
2023	101	FV	561,900	40300	1.87	701,000	1,303,200	1,303,200	Year end	11/3/2022
2022	101	FV	509,600	47500	1.87	633,800	1,190,900	1,190,900	Year End Roll	10/19/2021
2021	101	FV	462,800	47500	1.87	561,000	1,071,300	1,071,300	Year End Roll	10/15/2020
2020	101	FV	459,100	47500	1.87	561,000	1,067,600	1,067,600	Year End Roll	9/26/2019
2019	101	FV	427,800	47500	1.87	543,400	1,018,700	1,018,700	Create Final va	6/4/2019
2018	101	FV	427,800	47500	1.87	543,400	1,018,700	1,018,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINSHIP LEE C T	48196-46		9/21/2006		785,000	No	No		
WINSHIP LEE C,	34856-507		2/20/2002	CONVENIENC		1	No	No	
WINSHIP, JOYCE	12567-73		12/14/1973	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2015	6293	MANUAL	300	C				Sheet metal work f
11/6/2012	5225	SOLAR PA	27,000	C				install roof mount
10/24/2012	5203	WOOD STO		C				install wood stove
7/12/2012	5094	MANUAL	61,355	C	6/25/2013			install foundation
4/22/2009	4156	RENO-ADD	218,000	C	7/14/2011			add of fam room &
5/1/2008	3933	MANUAL	9,000	C	4/30/2009			construct a deck/w

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2013	MEAS/EXT INS	25	D ERSKINE
4/30/2009	PERMIT VISIT	25	D ERSKINE
11/20/2004	M&L EXTERIOR	615	
12/4/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	12 16 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

